



3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

NARRATIVE IN SUPPORT
OF A SPECIAL PERMIT
FOR 29 STAPLE SHORE ROAD
LAKEVILLE, MA 02347

PREPARED FOR:

RENEE M. GARBITT AND LEO L. PIKE, JR.
29 STAPLE SHORE ROAD
LAKEVILLE, MA 02347

PREPARED BY:

ZENITH CONSULTING ENGINEERS, LLC.
3 MAIN STREET
LAKEVILLE, MA 02347

JUNE 23, 2023

EXISTING SITE CONDITIONS

The locus site, 29 Staple Shore Road, is located on the northeasterly side of Staple Shore Road. The site is comprised of approximately 1.523+/- acres of land that includes a residential dwelling (under construction) and accessory buildings. Along with the dwelling is a new title 5 septic system, existing private water supply well and utilities. A plan entitled "Plan to Accompany a Zoning Board of Appeals Request" is part of this packet.

SPECIAL PERMIT / VARIANCE

The applicant received a special permit from the Lakeville Zoning Board of Appeals in April of 2023. The house is under construction and the applicant is requesting that the Lakeville Zoning Board grant a special permit for the construction of the proposed porch, landing and existing building location. Per Section 6.1.3, pre-existing non-conforming structures or uses may be changed, extended, or altered by special permit from the board of appeals.

A variance is also being requested from section 7.8.3.7 of the Lakeville zoning by-law that states "The accessory apartment and the principal dwelling shall be serviced and monitored by common utilities. The applicant has two electric meters / services on the house and is requesting relief to section 7.8.3.7.

The client has designed and permitted improvements onsite including the installation of a well and title 5 compliant septic system. The applicant is in the construction process and this portion of the project is currently on hold pending the determination of the board. The improvements and changes, as proposed, will not negatively impact the neighborhood and will, in fact, enhance the aesthetics.

Petition to be
filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

RECEIVED
JUN 26 2023
BOARD OF APPEALS

Name of Petitioner: Renee M. Garbitt and Leo L. Pike, Jr.

Mailing Address: 29 Staple Shore Road Lakeville, MA 02347

Name of Property Owner: Renee M. Garbitt and Leo L. Pike, Jr.

Location of Property: 29 Staple Shore Road Lakeville, MA 02347

Property is located in a XX residential business industrial (zone)

Registry of Deeds: Book No. 57546 Page No. 307 (4 pages)

Map 058 Block 008 Lot 004

Petitioner is: XX owner tenant licensee prospective purchaser

Nature of Relief Sought:

XX Special Permit under Section (s) 7.4 & 6.1.3 of the Zoning Bylaws

XX Variance from Section (s) 7.8.3.7 of the Zoning Bylaws.

 Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

 Date of Denial

Brief to the Board: (See instructions on reverse side – use additional paper if necessary.)
See attached narrative.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH
REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS
PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND
CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: LEO PIKE

Date: 6/23/23

Signed: [Signature]

Telephone: (508) 509-2309

Owner Signature:
(If not petitioner)

Owner Telephone:

Email:

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

XX Yes No

Jamie Bissonnette, Engineer from Zenith Consulting Engineers, LLC.
(Name and Title)



2023 00027161

Bk: 57883 Pg: 158 Page: 1 of 9

Recorded: 05/04/2023 01:21 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of DeedsTHE COMMONWEALTH OF MASSACHUSETTS
LAKEVILLE
CITY OR TOWN

ZONING BOARD OF APPEALS

Date April 13, 2023

NOTICE OF SPECIAL PERMIT

(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Special Permit has been granted

To Renee M. Garbitt & Leo L. Pike, Jr.

Owner or Petitioner

Address 29 Staples Shore Road

City or Town Lakeville, MA 02347

Identify Land Affected

by the town of Lakeville Board of Appeals affecting the
rights of the owner with respect to the use of the premises on

29 Staples Shore Road

Lakeville

Street

City or Town

the record title standing in the name of

Renee M. Garbitt & Leo L. Pike, Jr.

whose address is 29 Staples Shore Road

Lakeville

MA

Street

City or Town

State

by a deed duly recorded in the Plymouth County Registry of Deeds in

Book 57546, Page 307 Registry District of the Land Court

Certificate No. Book Page

The decision of said Board is on file with the papers in Decision or Case No. 23-03.

in the office of the Town Clerk Lillian M. Drane

Certified this 13th day of April, 2023.

THE APPEALS BOARD

Chairman

Clerk

19 at o'clock and minutes M.

Received and entered with the Registry of Deeds in the County of

Book Page

Attest

Register of Deeds

Notice to be recorded by Land Owner.

F

Place as First page for Register of Deeds copy

Wait
Leo Pike Jr
29 Staples Shore Rd
Lakeville MA 02347

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS

NOTICE OF DECISION

ON A SPECIAL PERMIT

RECEIVED

APR 13 2023

LAKEVILLE TOWN CLERK

(To be mailed forthwith to the petitioner, abutters, and owners of land within 300 feet of the property line, the Board of Selectman, Building Inspector, the planning boards of every abutting municipality and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.)

Applicant

Date: April 13, 2023

Renee M. Garbitt & Leo L. Pike, Jr.

Case No: 23-03

Owner

Address: 29 Staples Shore Road

Renee M. Garbitt & Leo L. Pike, Jr.

Lakeville, MA 02347

Premises Affected

29 Staples Shore Road

Special Permit Application

Referring to the above application so as to permit

To raze a portion of a pre-existing, non-conforming house located on a non-conforming lot and construct a new dwelling.

After a public hearing on March 30, 2023
the Appeals Board at its meeting on March 30, 2023

VOTED TO GRANT a Special Permit under Article 6 & 7 Section 6.1.3 & 7.4
of the Zoning By-law, subject to the following conditions, safeguards and limitation on time or use, if any.

The decision of the Board, together with a detailed record of its proceedings stating the reasons for the decision, shall be filed within 14 days after the hearing in the office of the Town Clerk. Decision filed with the Town Clerk on April 13, 2023.

IMPORTANT Any appeal from the decision of the Appeals Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (G.L.) as amended, and must be filed within twenty (20) days after the date of the filing of the decision with the Town Clerk.

THE APPEALS BOARD


Clerk

TOWN OF LAKEVILLE
MASSACHUSETTS

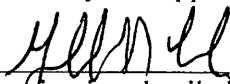
ZONING BOARD OF APPEALS

RECORD OF PROCEEDINGS

ON APPLICATION FOR A SPECIAL PERMIT

PETITION No. 23-03 DATE FILED March 1, 2023

(Copies of this Record of Proceedings with all attachments must be filed within 14 days of a decision by the Appeals Board in the Office of the Town Clerk.)

I, , Clerk of the Appeals Board hereby certify that the following is a detailed record of all its proceedings relative to the application of:

Renee M. Garbitt & Leo L. Pike, Jr., 29 Staples Shore Road, Lakeville, MA 02347

(Name and address of Applicant)

for a Special Permit under Section 6.1.3 & 7.4 of the Zoning By-law.

The Applicant desires: To raze a portion of a pre-existing, non-conforming house located on a non-conforming lot and construct a new dwelling.

The premises affected are located at 29 Staples Shore Road, Lakeville, MA

being in the Residential District, in which the above-mentioned use requires a Special Permit from the Appeals Board.

1. On March 1, 2023, an application of which a true copy marked "A" is made a part of this record was presented to the Appeals Board.

2. Thereupon, an advertisement, a true copy of which marked "B" is made a part of this record, was published in Nemasket Week a newspaper published in Middleboro, MA on 3/16/23 and on 3/23/23.
(Date) (Date)

3. Notice of the hearing, a copy of which marked "C" is made a part of this record, were mailed postpaid to the petitioner, abutter, and owners of the land within 300 feet of the property line, being the same persons named in the Assessors certificate which was a part of the petition heretofore referred to and marked "A", and to the Board of Selectmen, Building Inspector, and the planning boards of every abutting municipality.

4. On March 30, 2023, a hearing was held at the Lakeville Public Library, 4 Precinct Street, at which opportunity was given to all those interested, those to be heard in favor or opposition to said petition, application, or appeal at which hearing:

Mr. Jamie Bissonnette from Zenith Consulting Engineers was present.

Members present: J. Olivieri-CH , J. Youngquist-VCH, G. Noble-CLK ,
C. Campeau , C. Sheedy , A. Zucco .

5. Following the hearing the Board made the following specific findings regarding the land in question and the proposed use.

- The property is zoned residential.
- The property is non-conforming because it is approximately 67,518 sf. while 70,000 sf. is required.
- The proposed plan is to raze a portion of the pre-existing, non-conforming house and construct a new dwelling. The new dwelling will contain three (3) bedrooms in the new portion and one (1) bedroom in the existing portion which will be used as an in-law apartment.
- No Town Boards or committees expressed opposition to the proposed project.
- The Board of Health indicated there is a recently approved four-bedroom septic system plan on file.
- No neighbors or members of the public spoke to the proposed project.
- The ZBA hereby finds that the proposed plan is not substantially more detrimental than the existing structure.
- The ZBA find that the proposed change to this property is in harmony with the general purpose and intent of this bylaw and represents an improvement to the property and the neighborhood.
- The ZBA finds that the proposed project is not noxious, harmful or hazardous, is socially and economically desirable, and will meet an existing need to have a dwelling that will have improved infrastructure and will meet all current building codes.
- The ZBA finds that the advantages of the use outweigh any detrimental effects, and such detrimental effects on the neighborhood and the environment will not be greater than could be expected from development which could occur if the Special Permit were denied.
- The ZBA finds that the applicant has no reasonable alternative available to accomplish this purpose in a manner more compatible with the character of the immediate neighborhood.
- The ZBA finds that the proposal generally conforms to the principals of good engineering, sound planning, and correct land use, and the applicant has the means to implement the proposal if a Special Permit is granted.

NOTE: Restatement of mandatory provisions and requirements are not to be taken as findings.

6. The Board voted at its meeting on March 30, 2023, as detailed below, to

_____ DENY the application based on findings as recorded under item 5 herein for the following reasons:

X GRANT the application subject to the following conditions, safeguards and limitations on time or use, if any:

NOTE: Show the vote of each member upon each question or, if absent or failing to vote, indicate such fact, and set forth clearly the reason or reasons for its decision, and of its other official action.

Members voting: J. Olivieri - AYE, J. Youngquist - AYE, G. Noble - AYE,
C. Campeau - AYE, A. Zucco - AYE,

Signature Yon A. Nunez
Clerk

Any appeal of a Special Permit and Variance granted by the Zoning Board of Appeals shall be made pursuant to Chapter 40A, Section 17 and shall be filed within twenty (20) days after the date of filing of such decision in the Office of the Town Clerk.

Petition to be
filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

Name of Petitioner: Renee M. Garbitt and Leo L. Pike, Jr.

Mailing Address: 29 Staple Shore Road Lakeville, MA 02347

Name of Property Owner: Renee M. Garbitt and Leo L. Pike, Jr.

Location of Property: 29 Staple Shore Road Lakeville, MA 02347

Property is located in a XX residential _____ business _____ industrial (zone)

Registry of Deeds: Book No. 57546 Page No. 307 (4 pages)

Map 058 Block 008 Lot 004

Petitioner is: XX owner _____ tenant _____ licensee _____ prospective purchaser

Nature of Relief Sought:

XX Special Permit under Section (s) 7.4 & 6.1.3 of the Zoning Bylaws

_____ Variance from Section (s) _____ of the Zoning Bylaws.

_____ Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

_____ Date of Denial

Brief to the Board: (See instructions on reverse side – use additional paper if necessary.)
Demolish a portion of the existing house and construct a new dwelling on a new
foundation. The new house will have 2 stories and a porch in the front.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH
REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS
PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND
CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: LEO PIKE JR, RENEE GARBITT Date: 2/27/23

Signed: [Signature] Telephone: (508) 509-2309

Owner Signature: _____ Owner Telephone: _____
(If not petitioner)

Email: _____

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

XX Yes _____ No

Jamie Bissonnette, Engineer from Zenith Consulting Engineers, LLC.
(Name and Title)

" " B

**Town of Lakeville
ZONING BOARD OF APPEALS
346 Bedford Street
Lakeville, MA 02347**

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, March 30, 2023, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Renee M. Garbitt and Leo L. Pike, Jr.** A **Special Permit** is requested under **7.4 and 6.1.3** to raze a portion of a pre-existing, non-conforming house located on a non-conforming lot and construct a new dwelling. The new dwelling will contain three (3) bedrooms in the new portion and one (1) bedroom in the existing portion, which will be an in-law (accessory apartment) The property site is **29 Staples Shore Road.**

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

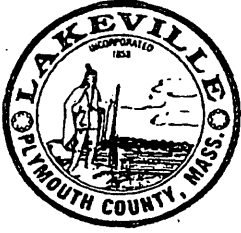
John Olivieri, Jr., Chairman
Nemasket Week
March 16, 2023 & March 23, 2023

**Town of Lakeville
ZONING BOARD OF APPEALS
346 Bedford Street
Lakeville, MA 02347**

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, March 30, 2023, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Renee M. Garbitt and Leo L. Pike, Jr.** A **Special Permit** is requested under **7.4 and 6.1.3** to raze a portion of a pre-existing, non-conforming house located on a non-conforming lot and construct a new dwelling. The new dwelling will contain three (3) bedrooms in the new portion and one (1) bedroom in the existing portion, which will be an in-law (accessory apartment) The property site is **29 Staples Shore Road.**

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

John Olivieri, Jr., Chairman
Nemasket Week
March 16, 2023 & March 23, 2023



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. Murray
LAKEVILLE TOWN CLERK
RCUD 2023 MAR 16 PM 2:17

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, March 30, 2023 at 7:00 p.m.
Location of Meeting:	Lakeville Public Library 4 Precinct Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. **I.D. Sign Group hearing – 15 Main Street** – request for a **Special Permit** under 6.6.6.3 for an internally illuminated sign that will include non-illuminated changeable copy.
2. **Garbitt/Pike hearing – 29 Staples Shore Road** – request for a **Special Permit** under 7.4 and 6.1.3 to raze a portion of a pre-existing, non-conforming house located on a non-conforming lot and construct a new dwelling. The new dwelling will contain three (3) bedrooms in the new portion and one (1) bedroom in the existing portion, which will be an in-law (accessory apartment).
3. **North Bedford Crossing LLC hearing– 109 Bedford Street, continued** – request for a **Comprehensive Permit** to construct twelve (12) single family residential dwellings of which three (3) units or twenty-five (25%) will be affordable to households earning up to eighty (80%) of the Area Median Income.
4. **The Residences at LeBaron Hills, LLC, hearing, continued** – request to modify their **Comprehensive Permit** and add three ten-unit buildings and one five-unit building in Phase 5.
5. Approve Meeting Minutes for February 16, 2023.
6. Correspondence
7. Next meeting . . . Thursday, April 20, 2023 at the Lakeville Public Library.
8. Adjourn

*Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the **Zoning Board of Appeals** arise after the posting of this agenda, they may be addressed at this meeting*

ZONING BOARD OF APPEALS

NOTICE FOR RECORDING IN THE REGISTRY
OF A DECISION ON A SPECIAL PERMIT

Date: April 13, 2023

(A copy shall be sent to the applicant, and shall be filed with the Town Clerk together with the Record of Proceedings and plans.)

Notice is hereby given that a Special Permit has been granted in compliance with statutory requirements as set forth in Chapter 40A as amended

TO Renee M. Garbitt & Leo L. Pike, Jr.
Owner or Petitioner
ADDRESS 29 Staples Shore Road, Lakeville, MA 02347

By the Appeals Board, affecting the rights of the owner with respect to use of the premises on

29 Staples Shore Road, Lakeville, MA 02347
Identity of Land Affected

The record title standing in the name of
Renee M. Garbitt & Leo L. Pike, Jr.

whose address is 29 Staples Shore Road Lakeville MA
Street City or Town State

by a deed duly received in the Plymouth District,

Registry of Deeds in Book 57546, Page 307.

Registry District of Land Court, Certificate No. _____

Book _____, Page _____

The decision of said Board is on file with the papers and plans in the Office of the Town Clerk.

Signed and certified this 13th day of April, 2023.

THE APPEALS BOARD

[Signature] Chairman
[Signature] Clerk

CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

This is to certify that twenty (20) days have elapsed since filing of the above decision with this office and no appeal has been filed, or an appeal has been filed and denied in case.

[Signature] William M. Dione
Signature and seal of the Town Clerk 5/4/23

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 12/27/2022 11:00 AM

Ctrl#

Fee: \$.00 Cons: \$1.00

Quitclaim Deed

Property Address: 29 Staples Shore Road, Lakeville, MA 02347

We, Mary Anne Sena (formerly known as Mary Anne Sena Garbitt), being unmarried, AND Andrew J. Garbitt, being married to Heather Garbitt, AND Renee M. Garbitt, being married to Leo L. Pike, Jr., of Lakeville, Massachusetts, in full consideration paid in the amount of One Hundred and 00/100 Dollars (\$100.00), grant to, Renee M. Garbitt & Leo L. Pike, Jr., Husband and Wife as Tenants by the Entirety, of 29 Staples Shore Road, Lakeville, MA, Massachusetts, with Quitclaim Covenants,

The land in Lakeville, Plymouth County, Commonwealth of Massachusetts, with the buildings thereon, on the Northeasterly side of Staples Shore Road, bounded and described as follows:

Beginning at a point in the Northeasterly line of said road 100 feet Northwesterly, as measured in the Northeasterly line of said road, from the corner of land formerly of Mildred L. Stafford in the Northwesterly line of said road which last mentioned corner is 40 feet North 55 degrees 13' 40" East from an iron pipe in the Southwesterly line of said road; thence North 34 degrees 46' 20" West 212.50 feet to a corner; thence South 55 degrees 13' 40" West 200 feet to Staples Shore Road; thence by said Road South 34 degrees 46' 20" East 212.50 feet to the bound first mentioned.

Being the same premises conveyed in deed of Donald T. Sena et al, dated June 26, 1984, recorded with the Plymouth County Registry of Deeds in Book 6009, Page 51.

ALSO

A certain parcel of land with a portion of a barn thereon situated off the Northeasterly side of Staples Shore Road in Lakeville, Plymouth County, Massachusetts, and more particularly shown as Lot C-1 on a plan entitled, "Plan of Lots Staples Shore Road Lakeville, Massachusetts, October 30, 1984, 40 feet to an inch, William L. Phinney, Registered Land Surveyor, Middleboro, Massachusetts" and more particularly bounded and described according to said plan as follows:

Return: Coutinho Law Group, P.C., 511 West Grove Street, Suite 302, Middleboro, MA 02346

Beginning at a point marking the Northwesterly corner of the herein conveyed premises, said point being in line of land of Donald T. Sena, et al, as shown on said plan:

Thence South 85 degrees 31' 00" East, a distance of 105.74 feet along land of the Lakeville Lions Club, being more properly known as Lions Club of Lakeville, Inc., to a point;

Thence North 55 degrees 14' 00" East, a distance of 343.48 feet continuing along said land shown as of said Lakeville Lions Club to a point in line of land now or formerly of Jean H. and William P. Shing, as shown on said plan;

Thence South 31 degrees 20' 00" East, a distance of 66.66 feet along said land now or formerly of Shing to a point;

Thence South 59 degrees 46' 20" West, a distance of 422.71 feet along Lot C-2, as shown on said plan to a point and common corner of land of Dale R. Lawrence and said Donald T. Sena, et al'

Thence North 34 degrees 46' 00" West, a distance of 100.00 feet along said land of Donald T. Sena, et al, to the point of beginning.

Subject to an Easement to the Thirty-One SSR Realty Trust recorded on 01/05/2010 in Book 38106, Page 115.

Subject to an Easement to the Lions Club of Lakeville, Inc. recorded on 12/18/2012 in Book 42413, Page 109.

Subject to all matters of record (easements, restrictions, covenants, reservations, etc.) insofar as in force and applicable.

The Grantors hereby release any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein, apart from those joined in this deed.

Being all of the Grantor's title and interest in premises by deed from **Mary Anne Sena Garbitt**, dated 11/07/2000 and recorded in **Book 19048, Page 98**, on 11/07/2000, at the Plymouth County Registry of Deeds.

Return: Coutinho Law Group, P.C., 511 West Grove Street, Suite 302, Middleboro, MA 02346

WITNESS our hands and seals this 27th day of December, 2022.

Mary Anne Sena
Mary Anne Sena (f/k/a Mary Anne Sena Garbitt)

Renee M. Garbitt
Renee M. Garbitt

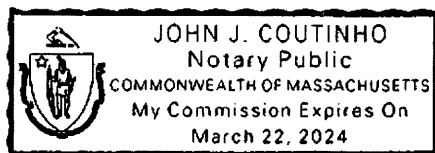
I, Leo L. Pike, Jr. hereby release any and all rights to the property herein conveyed that I may have in courtesy, dower and Homestead.

Leo L. Pike, Jr.
Leo L. Pike, Jr.

COMMONWEALTH OF MASSACHUSETTS

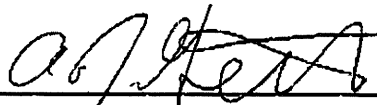
Plymouth, SS.

On this 27th day of December, 2022 before me, the undersigned notary public, personally appeared **Mary Anne Sena Garbit & Renee M. Garbitt & Leo L. Pike, Jr.**, and proved to me through satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



John J. Coutinho
Notary Public: John J. Coutinho
My commission expires: March 22, 2024

WITNESS our hands and seals this 18th day of December, 2022.



Andrew J. Garbitt


I, Heather Garbitt hereby release any and all rights to the property herein conveyed that I may have in courtesy, dower and Homestead.



Heather Garbitt

STATE OF FLORIDA
COUNTY OF Monroe

Sworn to and subscribed before me, by means of physical presence, this date of December 18, 2022, by Andrew J. Garbitt & Heather Garbitt.



Notary Public
My Commission Expires:

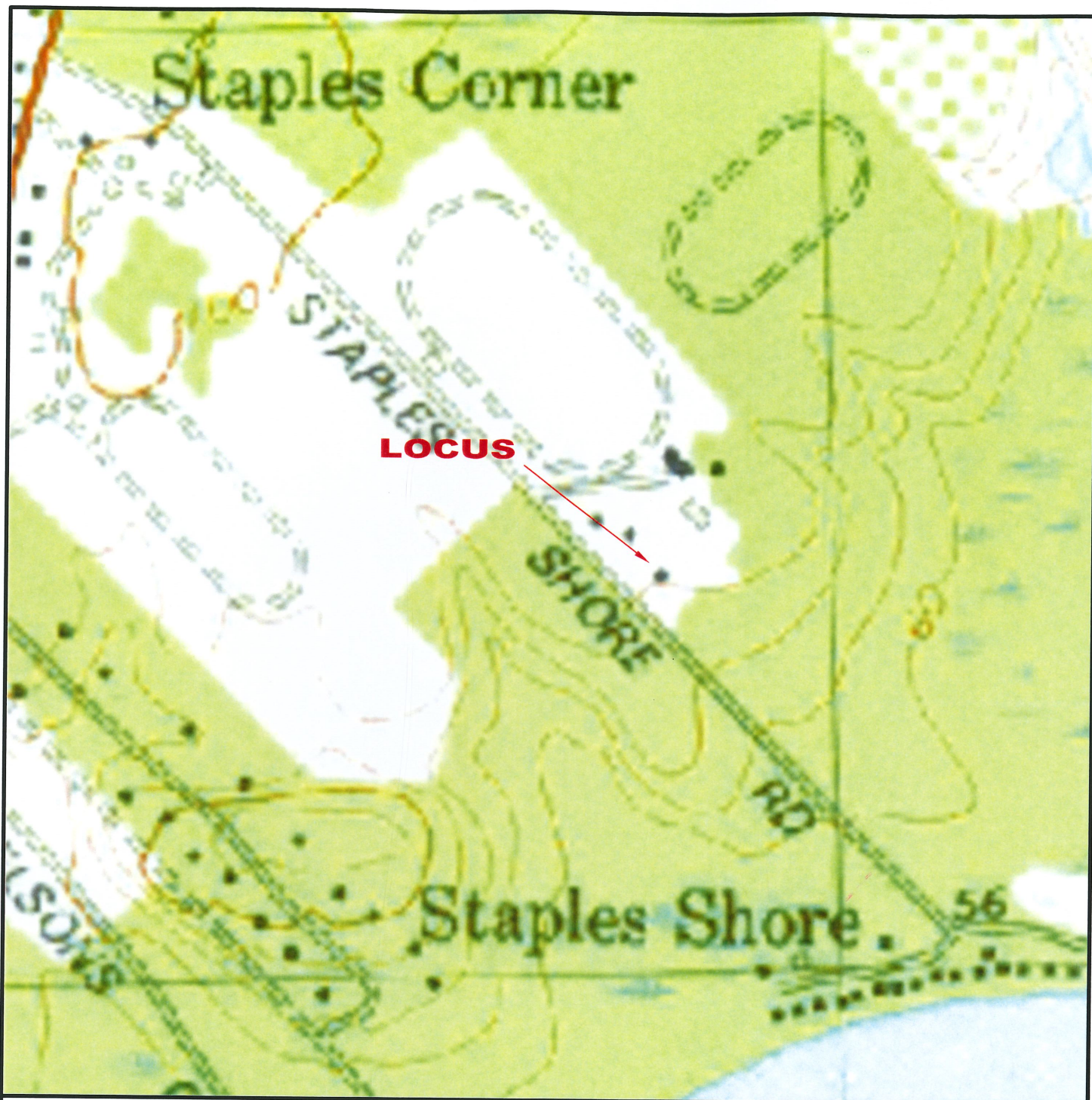
(SEAL)



KEVIN COOPER
MY COMMISSION # 114076872
EXPIRES: May 2, 2025
Recorded This Notary Public Underwrites

Personally Known _____ OR Produced Identification X
Type of Identification Produced FLDL Andrew Garbitt 6 613 41 076 1700
FLDL Heather Garbitt 6 613 334 857890

Return: Coutinho Law Group, P.C., 511 West Grove Street, Suite 302, Middleboro, MA 02346



SHEET NAME:

USGS MAP

PROJECT SITE:

**29 STAPLES SHORE ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**LEO PIKE
LAKEVILLE, MASSACHUSETTS**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208























National Flood Hazard Layer FIRMette

70°56'5"W 41°51'38"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone L
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/13/2022 at 2:00 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°55'28"W 41°51'11"N

